



Community Development
39550 Liberty Street
Fremont, CA 94538
www.fremont.gov



ZONING ADMINISTRATOR

General Order of Business

1. Preliminary (Call to Order – 2:00 p.m.)
2. Public Hearing Items
3. Adjournment

Addressing the Zoning Administrator

Any member of the public may speak on any item under review by the Zoning Administrator after “being recognized” by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

General Information

The Zoning Administrator usually holds hearings on the first and third Mondays of each month. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Division (510) 494-4440.

Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont’s website (<http://www.fremont.gov/index.aspx?NID=429>) by 5:00 p.m. the Monday before a scheduled meeting. Plans and other supporting documents may be viewed any day until noon the day of the meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8:00 a.m. to 4:00 p.m., Mondays through Thursdays; and 8:00 a.m. to 12:00 p.m., Fridays.

We appreciate your interest in the conduct of your City’s business. Information about the City or the items discussed in this report may be referred to:

Zoning Administrator
City of Fremont
Planning Division
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006
Telephone: 510-494-4440

City Staff

Jeff Schwob, Zoning Administrator
Leonard Powell, Zoning Administrator/Hearing Officer



AGENDA
ZONING ADMINISTRATOR PUBLIC HEARING MEETING 2:00 P.M.
CITY OF FREMONT, CALIFORNIA
39550 LIBERTY STREET
RANCHO HIGUERA CONFERENCE ROOM
March 21, 2011

1. PRELIMINARY

1.1 CALL TO ORDER

2. CONSENT CALENDAR

NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.

Item 2. [AT&T CENTRAL – 5275 Central Avenue – \(PLN2011-00136\)](#) – to consider a Zoning Administrator Permit to add three antennas and modify the existing antenna layout at an existing AT&T Wireless monopole located in the Centerville Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.
Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

Recommended Action: Continue item to April 4, 2011 to allow for revised plans to be submitted.

3. PUBLIC HEARING ITEMS

Item 1. [ASIAN HUSTLE – 43719 Boscett Road – \(PLN2011-00133\)](#) – to consider a Zoning Administrator Permit for a dance studio located at Pacific Commons in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

Recommended Action: Approve, based on findings subject to conditions.

Item 3. [MISSION PASS TOWING ZAP – 5530 Boscett Common – \(PLN2011-00140\)](#) – to consider a Zoning Administrator Permit for Dead Storage of vehicles for a towing and recovery company in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.
Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

- Item 4.** **IRON HORSE MOTOR COMPANY – 41215 Albrae Street – (PLN2011-00150)** – to consider a Zoning Administrator Permit to allow indoor retail sales of new and used motor cycles in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

Recommended Action: Approve, based on findings subject to conditions.

4. ADJOURNMENT